

Questions & Answers
SITE NAME Jack's Auto & Stetsonville Oil
COMM #54480-0036-37 & 54480-9740-15
BRRS #03-61-000910 & 03-61-000357

Question: Given that there are 29 private water supply wells at risk of being impacted by these sites and that some of the nine replacement water wells are showing signs of petroleum contamination, it appears that free product removal alone, as specified in the bid document, will not adequately address the contaminated groundwater plume or result in case closures. With so many potable wells at risk, why isn't the Department requiring a more aggressive remedial action?

ANSWER: THE FREE PRODUCT REMOVAL SPECIFIED IN THIS BID IS NOT CONSIDERED TO BE THE FINAL REMEDIAL ACTION FOR THE SITE. WE EXPECT TO BID FURTHER REMEDIAL ACTION ACTIVITIES AT THE COMPLETION OF THE WORK IN THIS BID.

Question: The bid document states that the Department is requiring each bidder to provide a performance assurance to complete the work described in the bid specifications or the bid response will be disqualified. In the event that free product removal can't be completed within the specified minimum period of 12 months or subsurface conditions make free product removal impracticable, what will the Department do and what are the ramifications for the selected consulting firm?

ANSWER: THE DEPARTMENT UNDERSTANDS THAT FREE PRODUCT REMOVAL AT THE SPECIFIED FREQUENCY MAY NOT RECOVER THE QUANTITY OF FREE PRODUCT NECESSARY TO KEEP PRODUCT FROM ACCUMULATING IN THE MONITORING WELLS AT THE END OF THE 12 MONTH BID PERIOD.

Question: How long and at what frequency must fluid levels be measured after no free product accumulates in the monitoring wells to prove to the Department that free product removal has been completed?

ANSWER: ONCE THE FREE PRODUCT STOPS ACCUMULATING IN A WELL THE WELL WILL CONTINUE TO BE CHECKED AT THE SAME FREQUENCY AS FREE PRODUCT IS REMOVED FROM OTHER WELLS CONTAINING FREE PRODUCT. IF NO FREE PRODUCT ACCUMULATES IN ANY WELLS AT THE SITE THE FREQUENCY OF THE MEASUREMENTS CAN BE REDUCED TO MONTHLY UNTIL THE END OF THE BIDDING PERIOD.

Question: Are the costs to be split up evenly and billed separately to each RP?

ANSWER: THE JACK'S AUTO SITE IS CURRENTLY OBTAINING FINANCING THROUGH A BANK THAT ONLY WORKS WITH APPROVED CONSULTANTS. IF THE RP SELECTS A CONSULTANT NOT ON THE BANK'S LIST OF APPROVED CONSULTANTS, WILL THE DEPARTMENT ASSIST THE RP WITH OBTAINING NEW FINANCING? WILL THE RP BE RESPONSIBLE FOR OUT OF POCKET COSTS ASSOCIATED WITH NEW FINANCING (IE. ON THE CURRENT LOAN INTEREST IS ELIGIBLE AT PRIME +1% WHEREAS ON A NEW LOAN IT WOULD BE ELIGIBLE AT PRIME – 1%)?

Question: Does the Department have the 7 boring locations predetermined? If so, are the planned borings to be located within the State Highway 13 road surface and will lane closures be required?

ANSWER: THE LOCATION OF THE BORINGS ARE NOT PREDETERMINED AS SUCH. THE INTENT OF THE BORINGS IS TO DETERMINE THE CONCENTRATION OF CONTAMINANTS BENEATH HWY 13. BORING THROUGH THE ROAD WILL BE NECESSARY. LANE CLOSURES AND TRAFFIC ROUTING WILL BE NECESSARY.

Question: What VOC method is requested for potable well analysis? Safe Drinking Water Method 524.2 or will methods 8021/ 8260 suffice?

ANSWER: EPA METHOD SW846 8260 CAN BE USED TO ANALYZE THE WATER SAMPLES COLLECTED FROM THE POTABLE WELLS

Question: Under the reporting section of the site-specific bid requirements, the bid states that "The report shall contain all the information required in NR725.15 Wis. Admin. Code". We are not aware of a chapter NR 725 under the Wisconsin Administrative Code. Is this a misprint and if so, what are the reporting requirement?

ANSWER: THE REFERENCE TO NR725.15 IS A MISPRINT. THE CORRECT REFERENCE IS NR724.15 "DOCUMENTATION OF CONSTRUCTION AND COMPLETION".